

COMMITTEE AMENDMENT FORM

DATE: 03/16/ 05

COMMITTEE ZONING.

PAGE NUM. (S)

ORDINANCE I. D. #04-O-1640

SECTION (S)

RESOLUTION I. D. #05-R-

PARA.

AMENDS THE LEGISLATION BY ADDING FOUR (4) CONDITIONS.

City Council
Atlanta, Georgia

04-O-1640

Z-04-93

Date Filed: 8-10-04

A ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **183 Mt. Zion Road, S.E.** be changed from the R-4 (Single Family Residential) District to the RG-2C (Residential General Sector 2 Conditional) District), to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 62 and 67, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-04-93
For
183 Mt. Zion Road, S.E.**

1. A landscape plan shall be submitted.
2. Sidewalks shall be installed along the frontage of Mt. Zion Road.
3. A community facility and fitness center shall be constructed on site along with a business center.
4. After school/summer social programs for children shall be provided.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY



All that tract or parcel of land lying and being in Land Lot sixty-two (62) of the Fourteenth (14th) District of Fulton County, Georgia, more particularly described as follows: Beginning at the intersection of the South side of Mt. Zion Road with the West line of said Land Lot Sixty-two (62) of the Fourteenth (14th) District; thence East along the South side of Mt. Zion Road Five Hundred Forty-nine (549) feet to the Northwest corner of property now or formerly owned by F. M. Butler, et al; thence South along the West line of said Butler property Seven Hundred Seventy-two (772) feet, more or less, to property now or formerly owned by Mrs. Frances Brown Chase; thence West along the line of said Chase property Five Hundred Forty-nine (549) feet to the West line of said Land Lot Sixty-two (62) aforesaid; thence North along said Land Lot line seven Hundred Seventy-two (772) feet, more or less, to Mt. Zion road, at the point of beginning; said tract containing Ten (10) acres, more or less. The above described property is the same property described in Warranty Deed recorded in Deed Book 1855 page 331 of the above stated Deed Records.

ALSO

All that tract or parcel of land lying and being in Land Lot Sixty-two (62) of the Fourteenth (14th) District of Fulton County, Georgia, more particularly described as follows: Beginning at a point on the South side of Mt. Zion Road Five Hundred Forty-nine (549) feet East from the intersection of the South side of Mt. Zion Road with the West line of said Land Lot Sixty-two (62), said point of beginning being at the East line of property now or formerly owned by Lenora Hendon, et al; thence East along the South side of Mt. Zion Road Two Hundred Seventy-five (275) feet to property now or formerly owned by Mrs. Frances Brown Chase; thence South along the West line of said property Seven Hundred Seventy-two (772) feet, more or less, to the said Chase property; thence West along the North line of said property Two Hundred Seventy-five (275) feet to the East line of the Hendon property aforesaid; thence North along the East line of said property Seven Hundred Seventy-two (772) feet, more or less, to Mt. Zion road, at the point of beginning, said tract containing Five (5) acres, more or less. The above described property is the same property described in Warranty Deed recorded in Deed Book 1893 page 588 of the above stated Deed records.



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